

# COMMITTEE AMENDMENT FORM

DATE: 03/16/ 05

COMMITTEE      ZONING.

PAGE NUM. (S)

ORDINANCE I. D. #04-O-1639

SECTION (S)

RESOLUTION I. D. #05-R-

PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION.

Municipal Clerk  
Atlanta, Georgia

**04- 0 -1639**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-92  
Date Filed: 8-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2475 Old Hapeville Road, S.W. (a.k.a. 120 Pegg Road and 2475 Pryor Road, S.W.)** be changed from the **R-4 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 69 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## BOUNDARY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 14<sup>TH</sup> DISTRICT, IN FULTON COUNTY, GEORGIA, WITHIN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JUDY LANE (HAVING A 50' R/W) AND THE WEST RIGHT-OF-WAY OF OLD HAPEVILLE ROAD (HAVING A 40' R/W) GO THENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY OF OLD HAPEVILLE ROAD A DISTANCE OF 654.83' TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**; GO THENCE SOUTH 89°00'37" EAST A DISTANCE OF 1723.72' TO AN IRON PIN; GO THENCE SOUTH 89°00'37" EAST A DISTANCE OF 268.89' TO AN IRON PIN; GO THENCE NORTH 14°53'54" WEST A DISTANCE OF 220.53' TO AN IRON PIN; GO THENCE NORTH 20°39'12" WEST A DISTANCE OF 208.48' TO AN IRON PIN; GO THENCE NORTH 26°39'32" WEST A DISTANCE OF 209.95' TO AN IRON PIN; GO THENCE NORTH 29°15'10" WEST A DISTANCE OF 90.43' TO AN IRON PIN; GO THENCE SOUTH 89°06'51" EAST A DISTANCE OF 128.23' TO AN IRON PIN; GO THENCE NORTH 04°12'02" EAST A DISTANCE OF 47.35' TO AN IRON PIN; GO THENCE SOUTH 88°53'20" EAST A DISTANCE OF 732.73' TO AN IRON PIN; GO THENCE SOUTH 88°38'22" EAST A DISTANCE OF 562.32' TO AN IRON PIN; GO THENCE SOUTH 17°59'22" WEST A DISTANCE OF 419.80' TO AN IRON PIN; GO THENCE SOUTH 87°50'17" EAST A DISTANCE OF 1043.92' TO AN IRON PIN; GO THENCE SOUTH 55°37'23" WEST A DISTANCE OF 44.00' TO AN IRON PIN; GO THENCE SOUTH 33°08'55" WEST A DISTANCE OF 120.00' TO AN IRON PIN; GO THENCE SOUTH 62°59'07" EAST A DISTANCE OF 130.00' TO AN IRON PIN; GO THENCE SOUTH 41°58'57" WEST A DISTANCE OF 139.63' TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**.

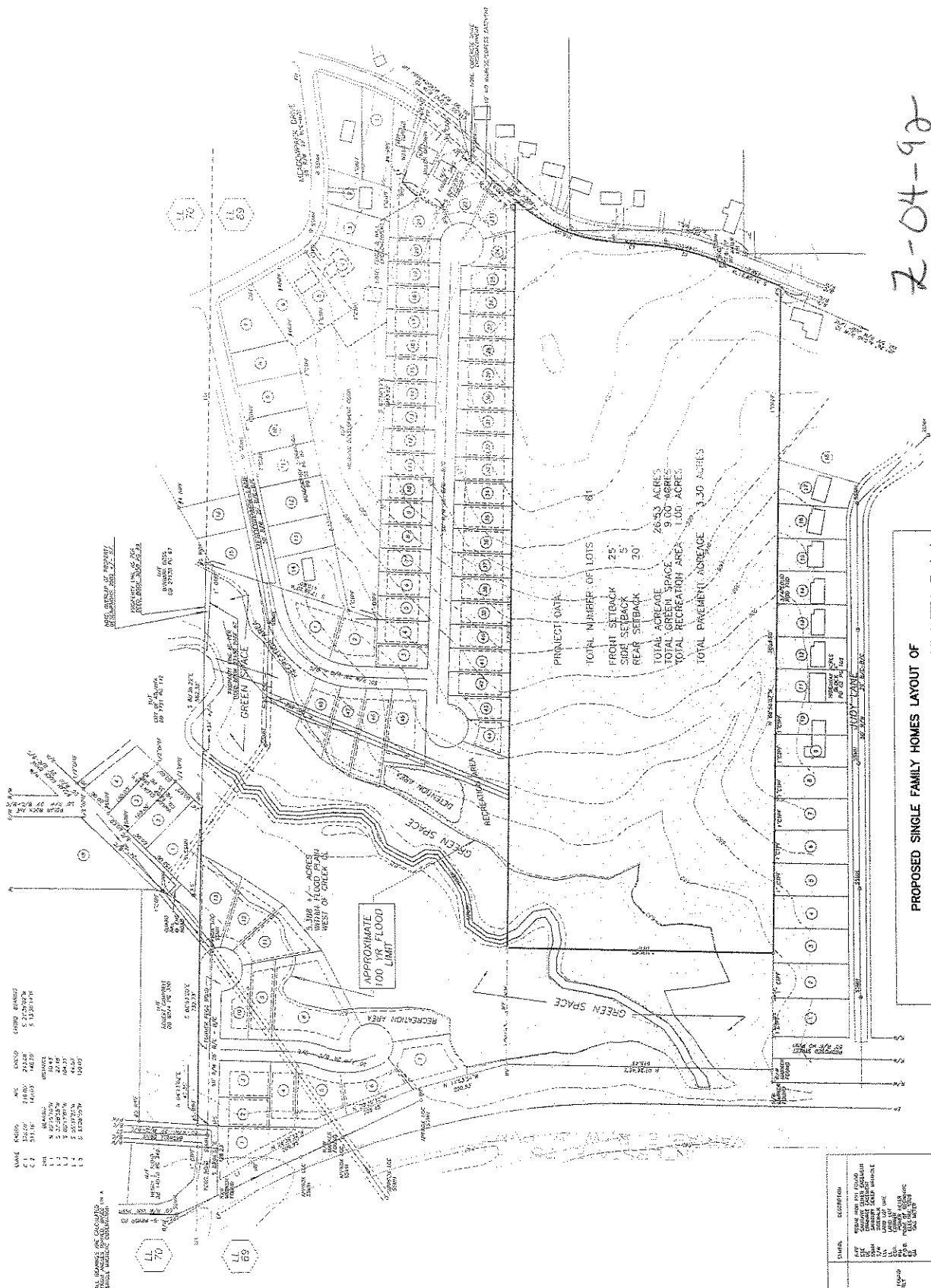
SAID TRACT CONTAINS 26.53 ACRES AS SHOWN ON A PLAT OF SURVEY FOR DR. LOUIS P. GANGAROSA SR. PREPARED BY PAUL LEE CONSULTING ENGINEERING DATED 01/08/02 LAST REVISED 06/18/03.

7-04-92  
August 10, 04

**Conditions for Z-04-92  
For  
2475 Old Hapeville Road**

1. Conditioned on a site plan titled "Proposed Single Family Homes Layout of Old Hapeville Station and marked received by the Bureau of Planning on September 21, 2004.

Z-04-92



CHARTERED SURVEYOR  
JAMES H. HARRIS, JR.  
1000 W. 10TH AVE.  
SUITE 100  
ATLANTA, GA 30331  
404.525.1111

DATE: 10/1/92  
BY: JHH  
CHECKED: JHH  
DATE: 10/1/92

REVISIONS:  
1. 10/1/92  
2. 10/1/92  
3. 10/1/92  
4. 10/1/92  
5. 10/1/92  
6. 10/1/92  
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PROJECT DATA:  
TOTAL NUMBER OF LOTS: 81  
FRONT SETBACK: 25'  
SIDE SETBACK: 5'  
REAR SETBACK: 20'  
TOTAL ACRES: 28.93 ACRES  
TOTAL GREEN SPACE: 9.100 ACRES  
TOTAL RECREATION AREA: 3.30 ACRES  
TOTAL PAVEMENT: 3.30 ACRES

PROPOSED SINGLE FAMILY HOMES LAYOUT OF  
OLD HAPEVILLE STATION

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1. 10' WIDE SIDEWALK	1. 10' WIDE SIDEWALK	1. 10' WIDE SIDEWALK	1. 10' WIDE SIDEWALK
2. 10' WIDE SIDEWALK	2. 10' WIDE SIDEWALK	2. 10' WIDE SIDEWALK	2. 10' WIDE SIDEWALK
3. 10' WIDE SIDEWALK	3. 10' WIDE SIDEWALK	3. 10' WIDE SIDEWALK	3. 10' WIDE SIDEWALK
4. 10' WIDE SIDEWALK	4. 10' WIDE SIDEWALK	4. 10' WIDE SIDEWALK	4. 10' WIDE SIDEWALK
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7. 10' WIDE SIDEWALK	7. 10' WIDE SIDEWALK	7. 10' WIDE SIDEWALK	7. 10' WIDE SIDEWALK
8. 10' WIDE SIDEWALK	8. 10' WIDE SIDEWALK	8. 10' WIDE SIDEWALK	8. 10' WIDE SIDEWALK
9. 10' WIDE SIDEWALK	9. 10' WIDE SIDEWALK	9. 10' WIDE SIDEWALK	9. 10' WIDE SIDEWALK
10. 10' WIDE SIDEWALK	10. 10' WIDE SIDEWALK	10. 10' WIDE SIDEWALK	10. 10' WIDE SIDEWALK